034.0	0001	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	512,800	/	512,800
USE VALUE:	512,800	/	512,800
ASSESSED:	512,800	/	512,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POLITO MICHAEL J
Owner 2:	LORINO ROBERT
Owner 3:	
Street 1:	14 MARRIGAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORREA JOSHUA -
Owner 2:	-
Street 1:	19 FREMONT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .07 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 992 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3030.000	185,800		327,000	512,800
Total Card	0.070	185,800		327,000	512,800
Total Parcel	0.070	185,800		327,000	512,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 516.94 | /Parcel: 516.94

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23272
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2766!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0001-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	185,800	0	3,030.	327,000	512,800		Year end	12/23/2021
2021	101	FV	146,200	0	3,030.	327,000	473,200		Year End Roll	12/10/2020
2020	101	FV	146,300	0	3,030.	327,000	473,300	473,300	Year End Roll	12/18/2019
2019	101	FV	116,200	0	3,030.	296,300	412,500	412,500	Year End Roll	1/3/2019
2018	101	FV	116,200	0	3,030.	281,000	397,200	397,200	Year End Roll	12/20/2017
2017	101	FV	116,200	0	3,030.	245,200	361,400	361,400	Year End Roll	1/3/2017
2016	101	FV	111,000	0	3,030.	209,500	320,500	320,500	Year End	1/4/2016
2015	101	FV	87,600	0	3,030.	194,100	281,700	281,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:00:30

LAST REV

Date	Time
12/27/21	10:39:59
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2766

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORREA JOSHUA,	78994-271	1	10/26/2021		629,000	No	No		
MAHTESIAN RONA	67717-298		7/29/2016		415,000	No	No		
MAHTESIAN LINDA	52744-518		5/11/2009	Family	10	No	No		
	20213-424		11/1/1989		125,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2019	237	Insulate	3,900	C				
4/17/2018	424	Redo Kit	10,750	C				
4/20/1993	116		8,000					10X20 FAM/RM-ADD/W

ACTIVITY INFORMATION

Date	Result	By	Name
12/27/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
12/13/2018	MEAS&NOTICE	CC	Chris C
3/7/2017	SQ Returned	MM	Mary M
5/15/2009	Measured	189	PATRIOT
4/29/2004	External Ins	BR	B Rossignol
2/22/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23272
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3030		Sq. Ft.	Site		0	64.	1.69	3									326,976						327,000	

Total AC/HA:	0.06956	Total SF/SM:	3030	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	326,976	Spl Credit		Total:	327,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	67849
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	208315
Depreciation:	22498
Depreciated Total:	185817

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

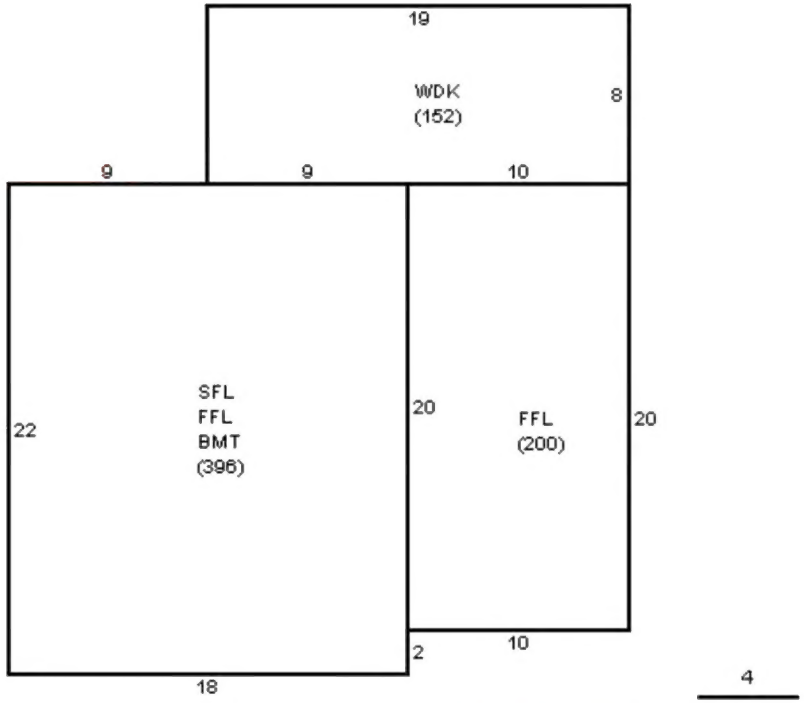
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	124.86
Special Features:	0	Val/Su Net:	120.65
Final Total:	185800	Val/Su SzAd	187.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	596	124.860	74,418
BMT	Basement	396	37.460	14,834
SFL	Second Floor	396	124.860	49,446
WDK	Deck	152	11.630	1,768

Net Sketched Area:	1,540			Total:	140,466
Size Ad	992	Gross Area	1540	FinArea	992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	